

Wald-on P&S

2026

FIRST QUARTER REPORT



**DETROIT LAND BANK
AUTHORITY**
BuildingDetroit.org

A Continued Partnership Focused on
Visibility & Accessibility to the Community



Our Mission

We strengthen Detroit's neighborhoods by transforming vacant and abandoned properties into inclusive community assets.

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a word from the
CHIEF EXECUTIVE OFFICER



October 15, 2025

The Honorable Mary Sheffield
President Detroit City Council
Coleman A. Young Municipal Activity Center, 13th Floor
Detroit, MI 48226

Subject: City Council Quarterly Report, 1st Quarter FY 2026, Detroit Land Bank Authority

Dear Council President Sheffield,

I am pleased to submit this quarterly report on behalf of the Detroit Land Bank Authority (DLBA) to this honorable body. As we begin Fiscal Year 2026, I am proud to share several key developments and continued progress across our programs.

This quarter, the DLBA achieved the following:

- **Launched “Talking w/ Tammy”** - a new monthly Instagram Live series where I connect directly with the community, answer questions in real time, and discuss the topics Detroiters care about most. This new engagement tool is helping us build stronger, more transparent relationships with residents.
- **Supported 88 Detroiters in reclaiming ownership of their homes** through our **Occupied Buy Back Program** - continuing our commitment to stabilizing neighborhoods and empowering longtime residents.
- In partnership with **Councilwoman Gabriela Santiago-Romero’s office**, we implemented a **new Tribal Member Discount Policy**, offering a 50% discount on auction properties sold by the DLBA to eligible members of any federally recognized American Indian Tribe or Alaska Native Entity. This policy reflects our commitment to equitable access and inclusion in Detroit’s revitalization.
- **Launched a Home and Garden Social Media Competition**, which received more than **80 submissions** from residents proudly showcasing how they have transformed vacant lots and houses into forever homes and vibrant community spaces. This initiative celebrated resident creativity and the power of land reuse in neighborhood revitalization.

As our inventory of residential structures continues to decline, we remain focused on adapting our strategies to meet Detroit’s evolving housing needs while maximizing opportunities for land reuse and neighborhood stabilization.

We remain committed to transparency, community engagement, and strong alignment with City Council’s priorities. Thank you for your continued partnership and support as we work together to build stronger, more resilient neighborhoods across Detroit.

Sincerely,



TAMMY DANIELS
Chief Executive Officer
Detroit Land Bank Authority

fast FACTS

130

Auction
Closings

36

Own-it-Now
Closings

22,909

All Sales
Across
Programs

294

Side Lots
Sold

383

Neighborhood
Lots Sold

31.151

Total Vacant Lots
Sold to Date

6

Community
Partner Lots &
Structures Sold

30

Project Lots &
Structures Sold

1,382

Buy Back
Closings to Date

5,008

Currently Monitored
Properties

12,863

Sales Achieved
Compliance to Date
*(Auction, Own-it-Now,
Community Partners, NAP)*

2,274

NAP Achieved
Compliance to Date

Inventory *Total properties: 60,643*

Structures: 3,142

Vacant Land: 57,501

Residential: 2,646

Side Lots for Sale: 2,465

Neighborhood Lots for Sale: 25,272

- Sales/Salvage - Sale Pending: 383
- Sales/Salvage - Unsold: 1,303
- Demolition: 621
- Occupied: 336

Non-Residential: 56

Accessory: 440

Community Engagement

Community Meetings Hosted & Attended: 55

Customer Calls Answered: 12,586

Customer Lobby Visits: 1,281

Contact

Main Office: (313) 974-6869

Questions: inquire@buildingdetroit.org

Website: www.buildingdetroit.org

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Threads: [@BuildingDetroit](https://www.threads.net/@BuildingDetroit)

PROPERTY REHAB

The Detroit Land Bank Authority's (DLBA) Property Rehabilitation Department oversees the renovation, construction management, and sale of DLBA-owned renovated structures. The department manages a strategic pipeline of properties selected for renovation based on neighborhood stabilization goals, market potential, and funding alignment. Property Rehabilitation also coordinates closely with internal teams and external partners to ensure compliance with programmatic requirements and to support a data-informed approach to driving homeownership, eliminating blight, and reinvesting in Detroit's neighborhoods.

SALES STATUS OVERVIEW

As of the close of Q1 of Fiscal Year 2026, the Property Rehabilitation Department has successfully completed and sold 117 renovated homes—including both full and partial renovations. These sales reflect continued progress toward the department’s goal of increasing access to quality, attainable homeownership across Detroit.

WHY PARTIAL RENOVATIONS?

In alignment with DLBA’s strategic goals and funding constraints, partial renovations—also known as exterior-only scopes—are deployed as a targeted investment strategy. These projects focus on critical exterior elements such as roofing, windows, doors, porches, and siding to immediately improve curb appeal, preserve structures, and enhance neighborhood perception.

Partial renovations allow the Property Rehabilitation Department to:

- **Stretch funding further** by investing in more homes with limited resources
- **Support market activity** in emerging areas without full-scale interior rehab
- **Preserve the structure** and prevent further deterioration until a full renovation is feasible
- **Enhance streetscapes** and catalyze additional private or public investment

This approach balances fiscal responsibility with neighborhood impact and supports DLBA’s broader commitment to blight elimination and property value stabilization.

The table on page 11 (**Table 1**) reflects current listings and contract statuses for Q1 FY26. Several properties are in pre-listing stages and will be added to the public market in early Q2 FY26.

OPEN HOUSE SCHEDULE

To maintain buyer engagement and promote available inventory, open houses are held at completed properties on a consistent schedule:

- Wednesdays: 3:00 PM – 7:00 PM
- Sundays: 12:00 PM – 3:00 PM

These events serve as a critical touchpoint for community engagement, generating interest from both prospective buyers and neighborhood stakeholders.

RFQQ UPDATE

The Property Rehabilitation team continues to utilize a standing Request for Qualifications and Quotes (RFQQ) to build and maintain a pipeline of qualified contractors. This has enabled:

- Faster project start times with pre-approved vendors
- A broader pool of contractors
- Greater flexibility in matching project scopes to contractor strengths

The RFQQ remains a critical tool in supporting strategic development and neighborhood revitalization across Detroit.

CONSTRUCTION PROGRESS

Renovation efforts remain active across multiple properties with varying levels of completion. Our construction partners are on pace to deliver several move-in ready homes by early fall. Scopes include both full gut renovations and targeted exterior improvements. (See **table 2 & 3** on next page.)



SALE STATUS OVERVIEW
(TABLE 1)

Property Address	Sales Status
3926 Three Mile Drive	For Sale
4291 Cortland	For Sale
14907 Mayfield	Preparing to List
14919 Rochelle	Preparing to List
15361 Patton	Under Contract
15366 Patton	For Sale
16533 Parkside	For Sale
17743 Trinity	For Sale
17216 Chapel	For Sale
18978 Prairie	For Sale
21145 Santa Clara	For Sale



CONSTRUCTION PROGRESS
(TABLE 2)

Property Address	% Complete
16922 Prairie	10%
2920 Baldwin	70%
2921 Baldwin (ext. only)	50%
2452 Beals	50%
639 Kitchener (ext. only)	90%
767 Kitchener (ext. only)	60%
3876 Beniteau	0%
4495 Beniteau	0%
21524 Clarita	70%
4221 Cortland	70%
3812 Richton	0%
4215 Courville	0%
9301 Harvard	0%
18935 Pinehurst	0%
4098 Fullerton	0%
17165 Santa Barbara	95%
12086 Santa Rosa	5%
16890 Prairie	0%
13910 Mayfield	80%
14802 Mayfield	0%

CONSTRUCTION PROGRESS

(TABLE 3)

Property Address	% Complete
14869 Mayfield	0
3029 Seyburn (ext. only)	50%
2463 Townsend	95%
3408 Townsend	95%
3426 Townsend	95%
4008 Three Mile	0
2626 Webb	0



COMPLIANCE

The Compliance Team assists Detroit property owners with navigating through the compliance rehab agreement as stipulated by their sales purchase agreement or their Nuisance Abatement agreement. We are currently restructuring the department to align staffing and resources, which will provide enhanced customer service for property owners

COMPLIANCE STATUS MONITORING

The team is currently monitoring 5,008 cases. The Compliance Status Monitoring Aging Summary below highlights the Compliance case status by agreement effective year. 81% of the existing cases under an agreement dated within the last three years. Potential Reconveyance cases represent 19% of the current caseload. Our team is actively working with the respective property owners to understand if additional time is needed to complete the property rehab or if voluntary reconveyance is an option.

**Compliance Case Monitoring-Agreement Aging Summary as of 10/02/25
(Auction, Own It Now, and NAP)**

Compliance Status	Agreement Date											Grand Total	% of Total	Previous Month	Net Change
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025				
Compliance (NAP)							2	5	152	289	288	714	14%	718	-4
Compliance (Sales)				1	12	79	181	262	511	968	866	2,878	57%	2,897	-19
Compliance Closeout Review				1	1	2	11	22	16	44	60	170	3%	176	-6
Court Action Recommended								3	58	83	10	154	3%	205	-51
Potential Reconveyance		4	15	25	72	209	212	183	162	69	1	952	19%	924	28
Reconveyance In Process	1	2	4	4	8	34	41	25	14	7		140	3%	140	0
Totals	1	6	21	30	94	333	458	494	941	1,474	1,156	5,008	100%	5,060	-52
% of Total by Agreement Year	0%	0%	0%	1%	2%	7%	9%	10%	19%	29%	23%	100%			
Previous Month	0%	0%	0%	1%	2%	7%	9%	10%	19%	31%	21%	100%			

COMPLIANCE ACHIEVED

In September 2025, 100 properties achieved compliance for a total of 1,160 properties year to date. Program to date, 12,863 property owners have achieved compliance. The chart below shows the annual trending by year and monthly trending for 2025.





**Compliance Achieved-Auction, Own It Now, and Nuisance Abatement Program
As of 09/30/25**

Month/Year Achieved	Auction/Own It Now	Nuisance Abatement Program	Totals
Total 2014	0	24	24
Total 2015	52	392	444
Total 2016	379	439	818
Total 2017	545	149	694
Total 2018	637	102	739
Total 2019	980	182	1,162
Total 2020	747	135	882
Total 2021	1,237	136	1,373
Total 2022	1,996	143	2,139
Total 2023	1,606	125	1,731
Total 2024	1,436	261	1,697
Totals	9,615	2,088	11,703
Jan-25	93	42	135
Feb-25	94	14	108
Mar-25	101	25	126
Apr-25	111	15	126
May-25	174	17	191
Jun-25	150	22	172
Jul-25	115	14	129
Aug-25	58	15	73
Sep-25	78	22	100
Totals 2025	974	186	1,160
Program to Date	10,589	2,274	12,863

DLBA IN THE COMMUNITY

The Communications & Engagement Team's overall strategy focuses on fostering strong connections with Detroit residents and community partners, increasing awareness of DLBA programs, building trust, enhancing transparency, and addressing residents' concerns. A key part of this strategy is educating the community about DLBA initiatives and resources. The team is committed to meeting people where they are, connecting with as many residents as possible through DLBA-hosted meetings, community meeting requests, and active engagement on social media platforms.

PUBLIC RELATIONS

MEDIA COVERAGE

The DLBA has continued to receive increasingly positive media coverage throughout the first quarter.

JUL	<i>Detroit News</i>	<u>Detroit's land bank says it has led a city housing revival. The jury is still out</u>
	<i>Detroit News</i>	<u>Detroit's land bank adapts after losing \$10.5 million in city money.</u>
AUG	<i>Detroit Free Press</i>	<u>Detroit home sales: Here's what happened to the \$500 house</u>
	<i>WWJ News Radio</i>	<u>Detroit Land Bank Authority hoping for positive relationship with new mayor.</u>
SEP	<i>Bridge Detroit</i>	<u>Detroit land bank expands discounts to Indigenous people</u>
	<i>Hoodline News</i>	<u>88 Detroit Residents Reclaim Homeownership Through DLBA Buy Back Program After Meeting Program's Criteria</u>

COMMUNITY INITIATIVES

New this quarter, DLBA launched a monthly Instagram Live series "Talking with Tammy". This series allows the CEO to connect directly with the community, answer questions in real time, and discuss the topics Detroiters care about most. This series continues to grow in popularity and is helping DLBA to build stronger, more transparent relationships with residents.

The National Land Bank Summit made a stop in Detroit this September, and the DLBA was front and center. In addition to serving as a thought leader throughout the conference, DLBA representatives presented on compliance and hosted a mobile bus tour, giving attendees an up-close look at the transformation and impact the DLBA has made across Detroit.



Q1 COMMUNITY ENGAGEMENT

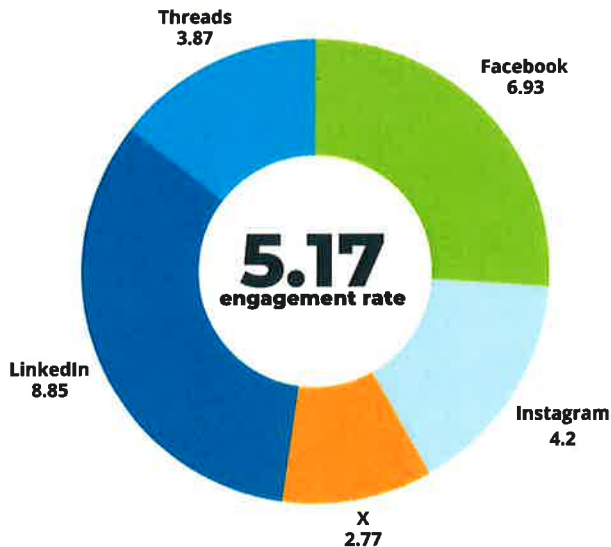
MONTH	DONS	CITY COUNCIL	CITY INITIATIVES	COMMUNITY PARTNERS BLOCK CLUBS	DLBA HOSTED	TOTAL
July	6	0	5	2	2	15
August	6	1	5	6	2	20
September	4	4	5	4	2	20
Total	16	5	15	12	7	55

The DLBA maintained strong momentum on social media this quarter, consistently sharing resident success stories and engaging, informative content. Through posts highlighting rehabs, community projects, and neighborhood revitalization efforts, the DLBA continued to build trust and connection with its online audience.

Q1 SOCIAL MEDIA FOLLOWERS

Month	Facebook	Instagram	Threads	LinkedIn
July	29,147	17,720	2,801	4,448
August	29,219	17,890	2,820	2,651
September	29,370	17,965	2,847	2,649

AVERAGE POST ENGAGEMENT RATE



AVERAGE POST ENGAGEMENT RATE (BY SOCIAL NETWORK)



324,514
impressions online in Q1

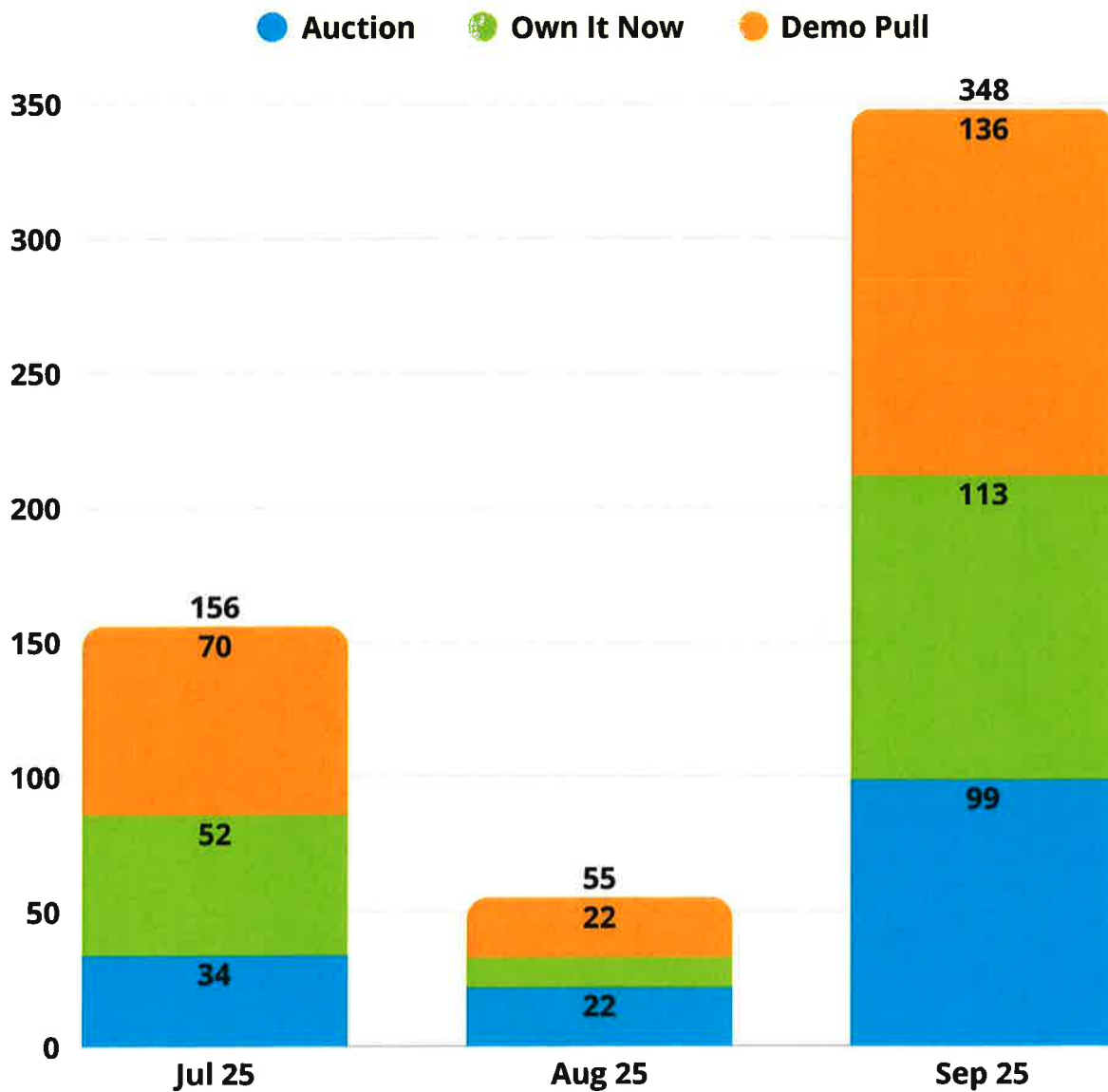
PLANNING & ANALYSIS

The Detroit Land Bank Authority's (DLBA) Planning & Analysis Department oversees the acquisition, assessment, pipeline assignments, and listing of DLBA-owned lots and structures. The department also oversees data analysis and coordinates inter-agency planning with other City agencies to inform a flexible and dynamic sales strategy for the organization.

STRUCTURE LISTINGS

This quarter, staff continued to list all structures within 30 days of receiving an up-to-date inspection and clear title work. After the approval of the new Demo Candidates policy earlier this year, staff began an implementation process to finalize the necessary technological and process tools. Staff completed this work in Q4, which spurred an increase in overall listing numbers in September, when staff listed a total of 228 homes.

Q1 STRUCTURE LISTINGS

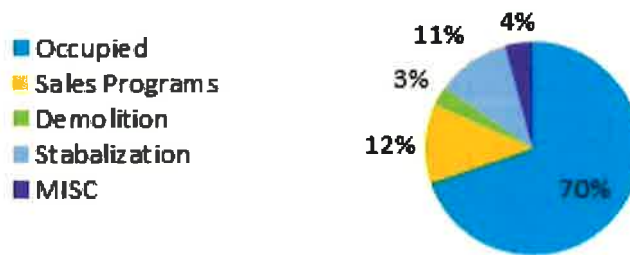


OCUPIED INSPECTIONS

Department staff help to manage an inventory of just more than 600 DLBA homes known or suspected to be occupied. This management includes inspecting all necessary occupied properties regularly with the goals of identifying vacant properties or establishing contact with occupants to be vetted for programming.

In Q1, the Department's Housing & Neighborhood Initiatives team reviewed 544 occupied inspections at 397 properties. Among these, 102 properties are currently under review with the team or are awaiting inspection results. Of these 397 properties, 154 were either confirmed vacant and moved into non-occupied pipelines, or corrections were made in the form of Compliance Reconsiderations, NAP set-asides, and tax foreclosures. Please see a breakdown of the pipeline outcomes of inspected and reviewed properties in the 1st quarter below.

Pipeline Outcomes for Occupied Inspection April - June 2025



OCUPIED INQUIRIES

As part of managing the occupied pipeline, staff also monitor inquiries related to occupancy including reports of illegal activity, Trespasser/ Squatter Investigations, move out requests, reported vacancies, item removals, and responses to postering efforts. In the 1st quarter, staff received 245 inquiries and have responded to all of them.

OCUPIED INITIATIVES

Along with the day-to-day tasks of inspecting occupied properties and responding to inquiries, staff have also been involved in several initiatives to increase homeownership and housing stability of those occupying DLBA homes. These initiatives include supporting other teams in an effort to repair properties occupied by residents that qualify for programming, as well as a pilot initiative to conduct outreach at occupied properties.

As staff continue to inspect occupied properties, the number of vacant properties found in each batch is diminishing. With only 614 occupied properties remaining, Housing & Neighborhood Initiatives staff saw the need to get more information on the occupants themselves. In late August, the DLBA solicited bids from area non-profits to conduct outreach with occupied homes and accepted a bid from the United Community Housing Coalition (UCHC) to conduct outreach at nearly 400 occupied properties. The goal of this effort is to hopefully connect occupants with needed services, refer previously unresponsive occupants to DLBA programming, and to collect sufficient information to either expand current programming or find new pathways to housing stability for our occupants.

This effort is set to conclude at the end of October, with all 400 properties being touched at least once by a UCHC canvasser, with the hopes of collecting demographic information from each occupant as well as experiences they have had with the DLBA. As results are returning, staff are focused on building out tracking systems for the information and triaging the results to create new pathways.

STRUCTURE INSPECTIONS

In Q1, staff ordered 1,024 inspections. Among these, 730 of the inspections ordered were in response to resident demo requests, demo pulls inquiries, reports of condition change/fire damage, Own It Now, Auction, Intake Review and Economic Development inspections. Of these 730, 678 of these properties were confirmed salvageable and are currently for sale, sold or awaiting sale. An additional 222 inspections were Improved Lot postering requests from the Land Reuse Team. These postings help notify residents of an upcoming Improved Lot listing. 106 of the lots posted are currently listed for sale and 48 have sold.

There were also 72 inspections completed for properties that were recently reconveyed. These properties must go through the Quiet Title (QT) process before being listed for sale, but once the inspection review is complete, any vacant and salvageable properties are moved to referred to the City of Detroit Construction and Demolition Department for stabilization services. Of those 72 inspections, 28 properties were moved to Prop N, Auction, and Own It Now based on inspection results and current title status. Due to the acquisition method of Post-Reconvey properties, many inspections result in former property owners coming forward to discuss regaining ownership or show signs of active rehab that require further investigation and coordination with other land bank teams.

Inspection Type	Number of Properties
Recurring Inventory Inspections	730
Post-Reconvey QT Inspections	72
Improved Lots	222
Total	1,024

PROPERTY TRANSFER AFFIDAVITS

Staff worked with the Office of the Assessor to reconcile ownership records for properties across the city. The DLBA will now file a PTA on all DLBA closings after 50 days. This allows purchasers to file the PTA themselves within the statutory 45-day window. If a purchaser does not file the PTA within 50 days from the closing date.

PTAs FILED	
July	1,029
August	1,068
September	293

Staff have formed a working group with counterparts from the Office of the Assessor. Staff meet monthly to review PTA filings and streamline our shared processes.

PRE-DEVELOPMENT

This quarter, staff began the rezoning process for a redevelopment opportunity site at 4830 Trumbull in District 6. On July 30, 2025, staff attended the City Planning Commission (CPC) public hearing. At the meeting, the CPC approved our rezoning petition. In late August, the necessary documents were sent to the City of Detroit Law Department for review. Staff anticipate the matter to be referred to the Planning & Economic Development Committee of Council this fall.

Staff have conducted extensive engagement in support of the rezoning effort, including a number of meetings with the adjacent church, Citadel of Faith, as well as a presentation to the Woodbridge Citizens Council, posters on the neighborhood bulletin board, and canvassing at neighborhood events including the neighborhood yard sale. To date, staff have received more than 15 letters of support from Woodbridge neighbors.

ACQUISITIONS AND CORRECTIVE TRANSFERS

This quarter, staff have processed 11 donations and 26 corrective transfers.

Q1 ACQUISITIONS AND TRANSFERS		
Month	Donation	Corrective Transfers
July	9	2
August	0	14
September	2	10
Total	11	26



REAL ESTATE, SALES & MARKETING

The Detroit Land Bank Authority's (DLBA) core blight remediation effort is the disposition of property. The Real Estate, Sales & Marketing Department facilitates structure and land sales through a wide range of programs. Most of the DLBA's structure and land transactions are online through the Auction, Own It Now, Side Lot, and Neighborhood Lot platforms. The DLBA also sells property through Rehabbed & Ready, Occupied Programs, Real Estate team, and, per the Memorandum of Understanding with the City of Detroit, the DLBA engages in real estate transactions in support of strategic City initiatives.

AUCTION

The DLBA auctions houses daily on its website, buildingdetroit.org. Auction properties are the DLBA's strongest rehabilitation candidates, focused in areas with the best potential return on buyer investment. The number of available Auction properties continues to decline as the DLBA exhausts its strongest inventory and moves into neighborhoods with weaker real estate markets and structures requiring more extensive sales preparation and renovation.

OWN-IT-NOW CLOSED COMPARISON OF FISCAL YEAR Q1 CLOSING

YEAR	TOTAL CLOSED (Q1)
2017	145
2018	246
2019	203
2020	473
2021	1,105
2022	559
2023	345
2024	346
2025	394
2026	36

AUCTION CLOSED COMPARISON OF FISCAL YEAR Q1 CLOSING

YEAR	TOTAL CLOSED (Q1)
2015	59
2016	120
2017	122
2018	146
2019	127
2020	110
2021	100
2022	117
2023	98
2024	66
2025	75
2026	130

OWN-IT-NOW

Own It Now responds to public requests for properties in emerging neighborhoods. Any person can contact the DLBA with an address, and with certain exceptions, we will work to list the property for sale. Once a property is listed online, offers are accepted 24 hours a day, seven days a week. The first offer on a property triggers a 72-hour countdown and the person with the highest offer at the close of that timeframe wins the property.

AUCTION AND OWN-IT-NOW CLOSED BY COUNCIL DISTRICT FOR Q1

	1	2	3	4	5	6	7	Grand Total
Auction	10	8	37	37	18	5	15	130
Own It Now	3	1	8	11	5	6	2	36
Grand Total	13	9	45	48	23	11	17	166

BIDDERS

Closings are only one way to measure market demand for a given region. The number of applications processed also informs demand as seen in the table below.

AUCTION AND OWN-IT-NOW BIDDERS BY COUNCIL DISTRICT FOR Q1

	1	2	3	4	5	6	7	Grand Total
Auction	30	43	278	148	138	29	102	768
Own It Now	40	5	125	85	66	65	39	425
Grand Total	70	48	403	233	204	94	141	1193

DISCOUNTS BY CATEGORY FOR Q1

Applications	% Off	Approved	Rejected	Used
City Employee	50	36	29	10
Detroit School Employee	50	18	16	1
Skilled Trade Employment Program (STEP)	50	41	21	1
Homebuyer Counseling	20	43	18	25
Community Partner Endorsement	20	0	0	0
Community Resident-Fitz	80	0	0	0
Community Violence Intervention	50	0	0	0
Veterans Discount	50	4	1	1
Benefits-Period Homeowner Program	50	0	0	0
Q1 Total		142	85	38

SIDE LOTS & VACANT LAND REUSE

The Side Lot program caters exclusively to Detroit homeowners and provides easy access to vacant lots adjacent to occupied homes for \$100. Since 2014, and as of the date of this report, the DLBA has sold 31,151 Side Lots, making it the Land Bank's most popular sales platform. During Q1, the DLBA sold 294 Side Lots, as well as 383 Neighborhood Lots, 12 Accessory Structure/Oversized Lots, 2 IHOA Lots, 48 Improved Lots, and 63 Create-A-Project Lots.

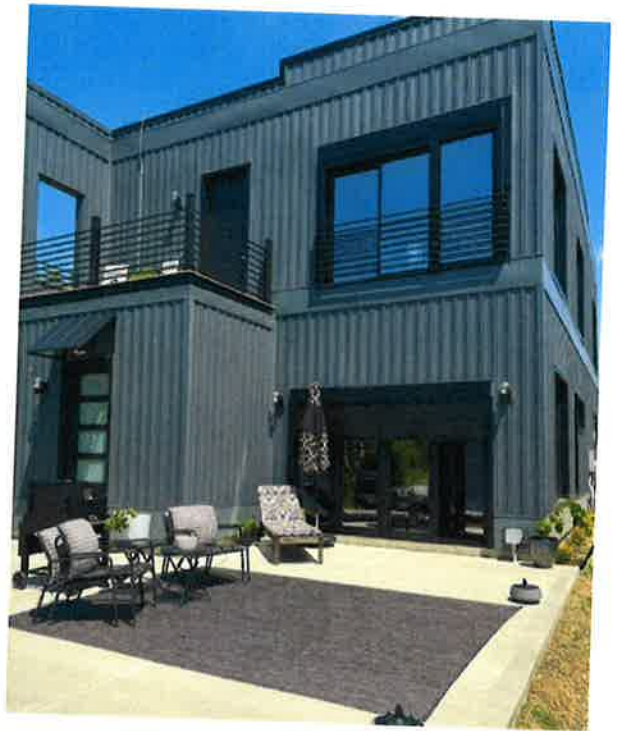
SIDE LOTS SOLD BY COUNCIL DISTRICT FOR Q1								
Month Sold	1	2	3	4	5	6	7	Grand Total
July	38	11	21	14	7	7	9	107
August	15	7	6	11	6	3	6	54
September	20	18	29	24	12	14	16	133
Grand Total	73	36	56	49	25	24	31	294

*(+/- 1 variance)

COMMUNITY PARTNERSHIP & ECONOMIC DEVELOPMENT

The Community Partnership and the Economic Development teams work collaboratively on a wide variety of projects. Developers and Community Partners follow the same process for property acquisition, however, with a recent policy amendment, our Community Partners now receive additional benefits. Applicants looking to acquire property through either track may do so through the application portal process or through the marketing program.

North Corktown welcomes a brand-new single-family home, transforming a long-vacant parcel into a fresh addition to this growing neighborhood.



OCCUPIED PROGRAMS

The DLBA's Occupied Programs focus on providing pathways for occupants living in DLBA-owned properties, along with returning properties to the tax roll. The DLBA's people-first approach includes the Buy Back Program and Occupied Property Disposition Program.

BUY BACK PROGRAM

The Buy Back Program provides a path forward for occupants of DLBA-owned houses. It allows an eligible occupant of a DLBA-owned property the opportunity to gain ownership of the house in which they live. After qualifying for Buy Back and purchasing the property for \$1,000, the occupant officially enters program monitoring and must display consistent savings until their first tax bill is issued and paid in full in July of next calendar year. Participants also attend regular homeowner and financial workshops with DLBA partner organizations and must pay their first Summer tax bill in full before exiting the program.

BUY BACK CLOSINGS IN Q1 BY COUNCIL DISTRICT FOR Q1		
Month -Year	Closed	Total
Jul 2025	2	\$2,000
Aug 2025	4	\$4,000
Sep 2025	3	\$3,000
Grand Total	9	\$9,000

EXECUTIVE SUMMARY	
Buy Back Closed (Inception to Date)	1,382
Buy Back Complete (Inception to Date)	1,239
Monitor Compliance for immediate exit	35
Monitor Compliance for August 2026	36
Reconveyance Complete	24

2025 BUY BACK PROGRAM EXIT EVENT

On September 18, 2025, the DLBA held its 9th Buy Back Graduation Event. This occasion celebrated the remarkable achievements of participants who have successfully completed the Buy Back Program requirements and are now proud homeowners. This year, 53 participants received their deeds, with an additional 35 participants awaiting confirmation of summer 2025 tax payments to finalize compliance.

The event took place at U of D Jesuit Joe Louis Park & Johnson Recreation Center and featured a diverse group of guests and participating nonprofit partners, including: Wayne Metro, Central Detroit Christian, Matrix Human Services, and Focus: HOPE. Banking partners Fifth Third Bank and Citizens Bank were also in attendance.



OCCUPIED PROPERTY DISPOSITION PROGRAM

For occupied properties that do not qualify for Buy Back, the Occupied Property Disposition Program (OPDP) provides an opportunity for the DLBA to sell occupied property to OPDP Partners. Partners are committed to renovating the houses and working with occupants to help them stay in the house as a homeowner or tenant, or to provide relocation assistance. The policy enacting the Occupied Property Disposition Program was approved by the Detroit Land Bank Board of Directors in December 2021 and transfers through OPDP began in 2022.

Q1 OCCUPIED NON-PROFIT/ OCCUPIED PROPERTY DISPOSITION PROGRAM CLOSINGS	
Month -Year	Closed
Jul 2025	2
Aug 2025	1
Sep 2025	2
Grand Total	5

EXECUTIVE SUMMARY	
ONP/OPDP Closed	303
ONP/OPDP Compliance Acheived	212
Reconveyance Complete	17

LEGAL

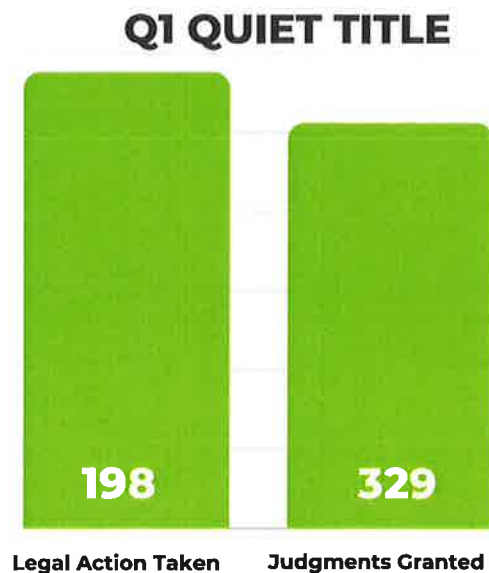
The Legal Department is responsible for the legal affairs of the Detroit Land Bank Authority (DLBA). The Legal Department provides legal advice and support to the DLBA that facilitates property disposition, remediates nuisances, and addresses illegal activity at properties throughout Detroit, helping the DLBA achieve its goal of restoring blighted and vacant properties to productive use. The Legal Department also represents the DLBA in a variety of legal, regulatory, transactional, and other contexts.

The response to the coronavirus pandemic continued to impact some of the Legal Department's activities during the first quarter of fiscal year 2026. During this quarter, courts were open primarily on a remote basis for certain civil actions including quiet title and nuisance abatement.

QUIET TITLE

The Legal Department files and oversees expedited Quiet Title Actions pursuant to extraordinary legal authority granted to land banks in Michigan under Section 9 of the Land Bank Fast Track Act, MCL 124.759., which allows the DLBA to obtain quiet title more efficiently, quickly, and cost-effectively than private parties or municipalities. The DLBA files quiet title actions on its properties in support of its commitment to sell structures with clear, insurable title. By doing so, the DLBA provides buyers with confidence in their ownership and any investment they make in property purchased from the DLBA. Clear title also fulfills a standard requirement of a lender providing financing secured by a mortgage.

During the first quarter, the Quiet Title Team received judgments clearing title to 329 properties and filed 15 additional lawsuits representing 198 properties.



NUISANCE ABATEMENT

ABANDONED PROPERTIES

The DLBA established its Nuisance Abatement Program (NAP) in February 2014, after the Detroit City Council delegated to the DLBA non-exclusive authority to commence Nuisance Abatement litigation on February 18, 2014 (Council Action Number 23). The criteria for being designated as a NAP-eligible property include that the property is vacant, boarded, and appears to be abandoned or neglected.

The NAP team identifies potential properties using several resources, including city-wide surveys as well as input from the City's Department of Neighborhoods, community groups, and neighbors. Specific locations are then verified by investigators, who place a large notice (poster) on the property.

To achieve proper service of process, the DLBA searches tax, title, and other records for each property to determine current interest holders of record, including owners, mortgage companies, and other lien holders. A NAP civil suit names current owners and other interest holders of record and requests abatement of the nuisance created by the property's condition. Owners or interest holders in a property who fail to respond to the lawsuit or enter into an agreement with the DLBA to abate the nuisance, may lose their ownership rights to the property at a hearing for default judgment.

During the first quarter, the Legal Department initiated no new nuisance abatement proceedings. For the existing NAP matters, court proceedings were conducted in a primarily remote format, and 37 judgments transferring title to the DLBA were issued. In addition, the NAP Team entered into 76 abatement agreements with private owners to rehabilitate their properties.

NAP agreements continued to be a successful tool in addressing private blight with 58 properties achieving Compliance in the first quarter, including the following examples:

BEFORE AND AFTER
RENOVATED AS A RESULT OF A NAP AGREEMENT

District 2



District 3



District 4



DRUG HOUSE UNIT

The Drug House Unit (DHU) is a part of the NAP team and represents a joint effort by the Detroit Police Department (DPD) and the DLBA to help stabilize neighborhoods by addressing the use of properties for drug trafficking. The DHU receives weekly emails from DPD reporting properties where officers found drugs and drug paraphernalia during surveillance and raids. Using this information, the DHU determines next steps based on the ownership of the property. If a property is privately-owned, and more than two raids occur within a 12-month period, the DHU may proceed with a lawsuit. If a property is DLBA-owned, the DLBA's Occupied Property Team determines how to address occupancy at the property based on its internal investigation into the nature of the reported activities.

During the first quarter, DPD reported 42 applicable raids to the DHU. Of these, 42 occurred at privately-owned properties. Only privately owned, single-family residences are eligible for DHU action, so warning letters were sent or are in the process of being sent to these property owners. Ten Nuisance Abatement lawsuits were filed for illegal narcotic activity during the first quarter.

FREEDOM OF INFORMATION ACT (FOIA) REQUESTS

Under the Michigan Freedom of Information Act (FOIA), MCL 15.231 et seq., all persons, except those who are incarcerated, can submit a FOIA request to the DLBA FOIA Coordinator. During the first quarter, the DLBA received 14 new FOIA requests and completed all 14 within the statutory timeframes. The DLBA issued another 2 response during the first quarter pursuant to a request that requires periodic responses over a six-month period. 2 were completed within the statutory timeframes.

ADMINISTRATION & SUPPORT

The Administration & Support Departments of the Detroit Land Bank Authority direct the day-to-day operations and centralized resources of the DLBA. Providing Office Management, Information Technology, Data Solutions, and Customer Service support. In addition to internal programming, they also support the vast programs utilized by external stakeholders, the public, and other City entities including the DLBA's Salesforce database and buildingdetroit.org.

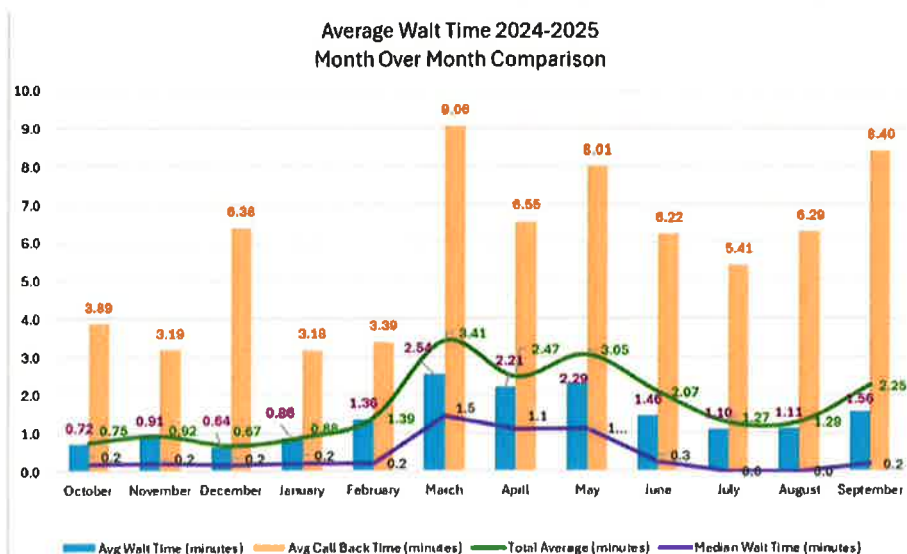
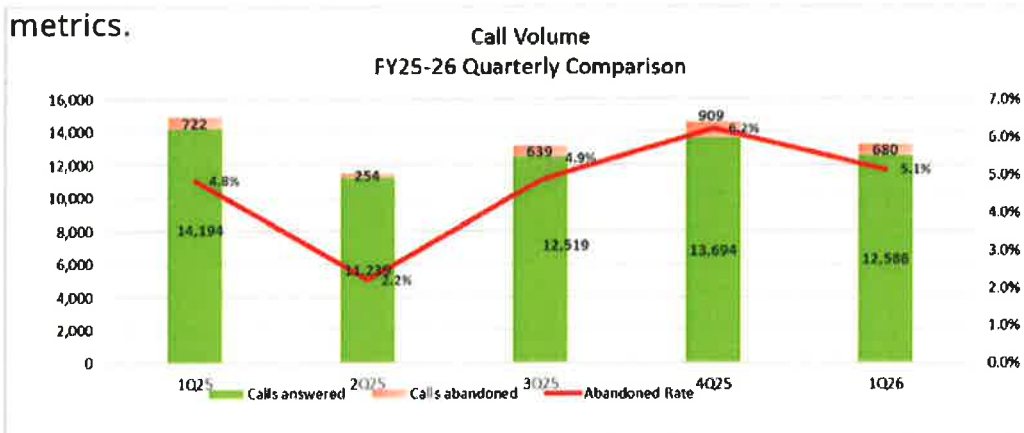
CUSTOMER SERVICE

The Customer Service Team are DLBA's brand ambassadors assisting Detroit residents engaging in the land bank's variety of programs and property concerns. The team operates a call center and the organization's public lobby. Our new communications platform went live on March 17, 2025. We have implemented our Facebook social media channel in early September and planning for AI chatbot and live web chat functionality implementation later this year. The operational service metrics below highlight our successes.

OPERATIONAL SERVICE METRICS

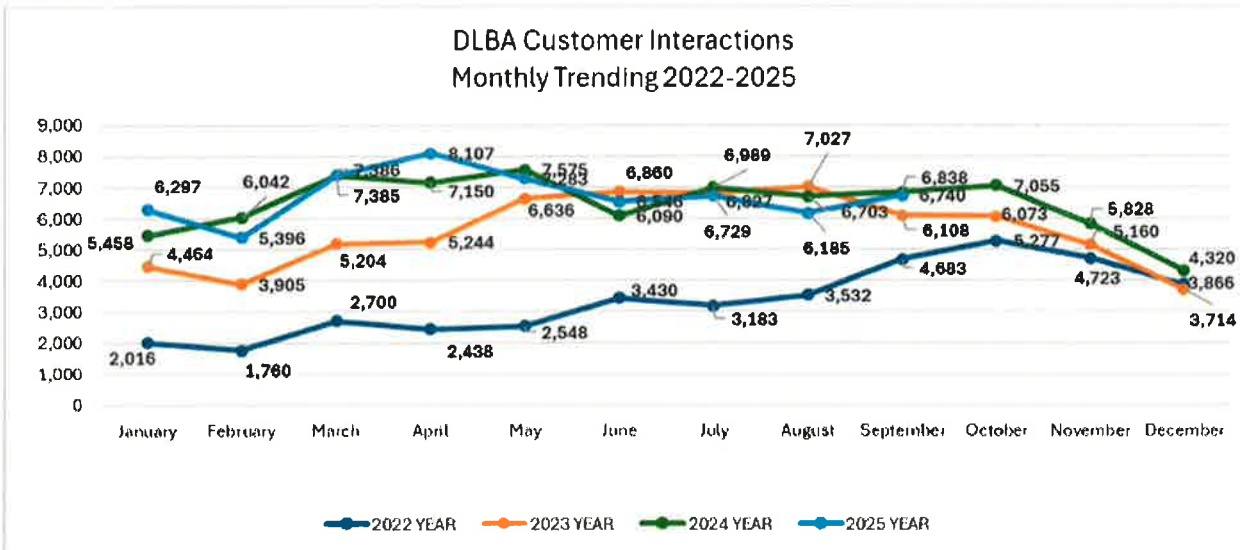
PHONE CALLS

The DLBA received 12,586 phone calls in 1QFY26, decreasing 9% from 4Q25. The 1Q26 percentage of total inbound calls answered increased to 94.9% from 4Q25's 93.8%. The abandoned rate decreased to 5.1% in 1Q26 compared to 4Q25's 6.2%. September 2025 average wait time increased to 2.25 minutes compared to August's 1.29 minutes. Below are graphs illustrating the improvements in quarterly call metrics.

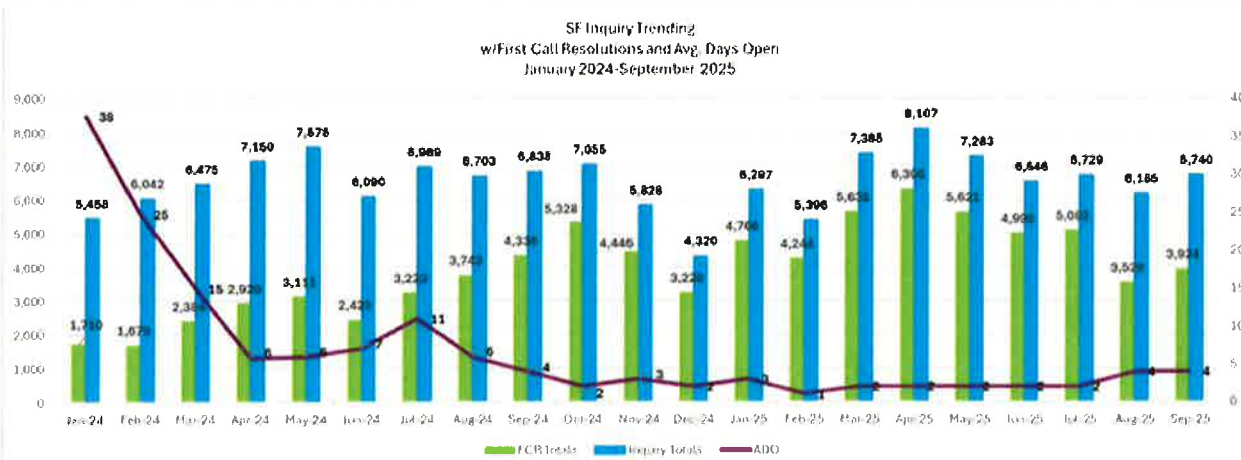


SALESFORCE INQUIRIES

The DLBA received 19,654 Salesforce inquiries in 1Q26, compared to 4Q25's 21,936. Inquiries received for 2025 are 60,668 and are projected to be 80,891 compared to 77,434 in 2024, 67,222 in 2023, and 40,156 in 2022. Below is the monthly trending year over year for 2022 through 2025.

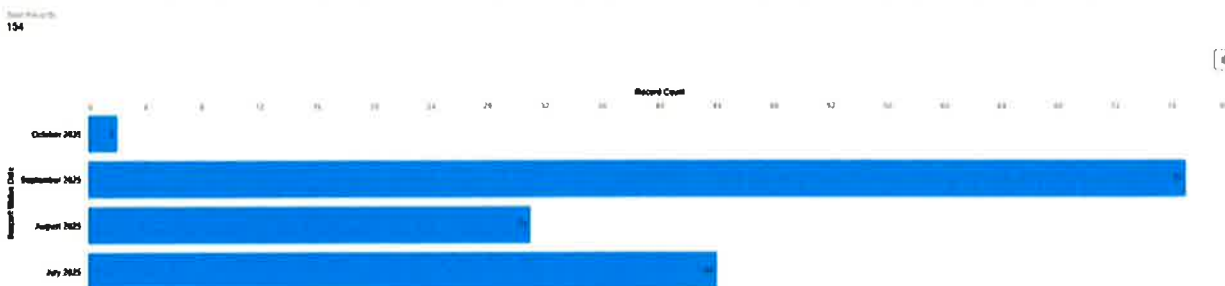


The DLBA serviced 1,281 lobby customers in 1Q26 compared to 1,199 in 4Q25. Our efforts to improve customer service delivery and accountability have yielded significant improvements in First Call Resolution and Average Days Open metrics as noted in the graph above. We accomplished this with organization wide dashboard reporting for inquiry aging, incorporating service level expectations, and managing monthly compliance.



THE SYSTEM DESIGN TEAM

The System Design Team, in collaboration with the Detroit Land Bank Authority (DLBA), oversees the organization’s information technology and systems. This includes managing Salesforce and supporting property transactions through buildingdetroit.org, the main platform for DLBA’s online sales. Additionally, the team provides critical IT services to DLBA staff, ensuring seamless daily operations and helping advance the organization’s strategic objectives, both internally and within the community.



WEBSITE AND SUPPORT

The System Design Team is crucial to the success of buildingdetroit.org, a key component of the DLBA’s mission to revitalize Detroit by restoring vacant properties. This quarter, the team concentrated on enhancing the platform’s functionality and reliability. Key efforts included strengthening security protocols, optimizing operations, and updating site content to improve the user experience. The team also successfully supported e-commerce transactions for nearly 196 properties.

Address	Auction Price	Area (Sq ft)
11352 Belleterre, Nardin Park, 48204, District 7	\$16,200.00	2536
9110 Beaconsfield, Outer Drive-Hayes, 48224, District 4	\$8,200.00	1924
3285 Gladstone, Jamison, 48206, District 5	\$5,800.00	1711

OPERATIONS & FINANCE

The Detroit Land Bank Authority Finance Department continues to operate in a transformative manner fully supportive of the DLBA sales programs. The Finance Department also includes Operations, which allocates resources to the ever-evolving operational functions that support the internal operations of the organization.

FINANCE

As of September 30, 2025, the DLBA is operating under the FY26 Board adopted budget provided in the previously submitted City Council Report. Attached are the preliminary financial statements for the DLBA, including the Balance Sheet and Income Statement as of June 30, 2025.

The DLBA ended FY25 with a positive fund balance. In review of revenue classifications, there was an increase in structure sales revenue, primarily driven by the Auction and Own It Now programs and 5/50 delinquent tax payment revenue received.

During FY25, there was increased expenditures related to healthcare and maintenance related costs. Additionally, there was a significant increase in delinquent tax payments remitted to Wayne County Treasurer for DLBA properties with forfeited taxes

In Summary, the DLBA anticipates allocating all FY25 net income to address the FY26 budget shortfall resulting from the elimination of the City of Detroit subsidy.

Filters

Company Name Equals (Detroit Land Bank Authority)

Soft Dates - Periods Format: Current Period (Cumulative), Last Year (Current Period, Cumulative)

Current Period Date Override 6/30/2025

FY 2025 Balance Sheet (Preliminary)

Assets	Current Period	Last Year	Variance
110100 - Fifth Third Bank Auction Saving			
110200 - Fifth Third Bank Auction Checking	1,295,338.39	1,298,106.81	(2,768.42)
110400 - Fifth Third Bank Demo Checking	629,586.40	628,659.87	926.53
110600 - Fifth Third Bank Payroll	8,722.12	1,011.87	7,710.25
110700 - Fifth Third Bank Main	508,062.51	751,451.23	(243,388.72)
111000 - Liberty Bank - Sales Inc - 1466	3,063,720.05	6,084,517.58	(3,020,797.53)
111400 - Liberty Saving - Designated Cash	5,334,323.09	5,334,320.09	3.00
113000 - Cash Escrow Account: Westcor Land	3,228,915.03	769,851.45	2,459,063.58
115000 - Fifth Third Restricted Cash	2,000,000.00	2,000,000.00	-
115100 - Fifth Third Bank Money Market	3,429,894.20	3,584,540.32	(154,646.12)
115400 - Fifth Third Bank Fixed Income Securities C	691.30	4,951.45	(4,260.15)
116000 - Huntington - Main	18,389,258.66	17,562,191.91	827,066.75
116100 - Huntington - Payroll	4,433,922.60	2,230,733.42	2,203,189.18
116200 - Huntington - Auction Checking	1,809,340.61	1,042,591.50	766,749.11
116300 - Huntington - Auction Savings	614,368.45	774,781.26	(160,412.81)
117000 - Huntington Bank Fixed Income Securities A	3,749,400.04	6,145,092.20	(2,395,692.16)
Total Cash And Cash Equivalents	3,388,946.21	3,244,182.15	144,764.06
131000 - Due from Detroit Land Bank CDC	51,884,489.66	51,456,983.11	427,506.55
140000 - Accounts Receivable	50,000.00	50,000.00	-
141500 - Acc'd Accounts Receivable - Non HHF	3,197,869.79	1,990,751.05	1,207,118.74
Total Accounts Receivable	23,708.45	15,739.12	7,969.33
150000 - Pre-Paid Expenses	3,271,578.24	2,056,490.17	1,215,088.07
155000 - Pre-Paid Expenses (Register of Deeds)	442,751.88	142,835.31	299,916.57
Total Prepaid Expenses		2,000.00	
160000 - Inventory - Structures	-	144,835.31	(2,000.00)
160100 - Inventory - Rehabbed & Ready	442,751.88	2,815,000.00	297,916.57
160200 - Inventory - NSP	1,684,500.00	2,972,346.13	(1,130,500.00)
160300 - Inventory - Accessory Structure	6,085,013.97	632,508.91	3,112,667.84
160400 - Inventory - Side Lots	559,324.07	134,250.00	(73,184.84)
160500 - Inventory - Rehab & Ready - B of A	112,750.00	6,098,200.00	(21,500.00)
160600 - Inventory - Dispo Fitzgerald	5,836,100.00	316,673.90	(262,100.00)
160700 - Inventory - Dispo Whitebox	287,951.70	86,625.50	(28,722.20)
	64,072.50	1,850.00	(22,553.00)
	-		(1,850.00)

	Current Period	Last Year	Variance
160800 - Inventory - Dispo Jefferson-Chalmers	8,000.00	8,000.00	-
162000 - Inventory - Wayne County - Right of Refusal	147,571.33	83,746.58	63,824.75
Total Property Held for Resale 180100 - Purchases in	14,785,283.57	13,149,201.02	1,636,082.55
Progress Total Current Assets 170000 - Furniture	0.00	1,000.00	(1,000.00)
Land Fixtures 170500 - Equipment 171000 - Software	70,384,103.35	66,808,509.61	3,575,593.74
171500 - Vehicles 175000 - Accumulated	-	404,127.00	(404,127.00)
Depreciation Total Fixed Asset	(0.00)	542,627.59	(542,627.59)
Total Assets	-	533,061.55	(533,061.55)
	-	47,813.00	(47,813.00)
	0.00	(1,484,665.85)	1,484,665.85
	0.00	42,963.29	(42,963.29)
	70,384,103.35	66,851,472.90	3,532,630.45

Liabilities

214500 - Due to Other Governments	293.63	0.00	293.63
210000 - Accounts Payable	1,286,091.81	1,277,248.82	8,842.99
Total Accounts Payable	1,286,385.44	1,277,248.82	9,136.62
250000 - Short Term Loan Payable	2,000,000.00	2,000,000.00	0.00
230000 - Payroll Liabilities	0.00	0.00	0.00
231000 - Employee benefits payable	0.00	0.00	0.00
245000 - Accrued Wages	621,802.81	635,267.34	(13,464.53)
Total Accrued Payroll	2,621,802.81	2,635,267.34	(13,464.53)
240000 - Accrued Expenses - HHF	(0.00)	(0.00)	0.00
240500 - Accrued Expenses - Non HHF	811,524.56	80,262.78	731,261.78
Total Accrued Expenses	811,524.56	80,262.78	731,261.78
242000 - Auction Website Deposits	0.00	0.00	0.00
242200 - Direct Sales Website Deposits	0.00	0.00	0.00
Total Sales Deposits	0.00	0.00	0.00
260000 - Unearned Revenue	5,041,555.80	5,512,742.59	(471,186.79)
262000 - Escrow Deposit Payables	2,000,000.00	2,000,000.00	0.00
Total Unearned Revenue	7,041,555.80	7,512,742.59	(471,186.79)
Total Liabilities	11,761,268.61	11,505,521.53	255,747.08

Fund Balances:

310100 - Retained Earnings	54,064,522.46	35,100,734.34	18,963,788.12
310000 - Fund Balance - Unassigned	0.00	5,994,994.69	(5,994,994.69)
320000 - Fund Balance - Nonspendable	0.00	12,565,515.51	(12,565,515.51)
Retained Earnings	4,558,312.28	1,684,706.83	2,873,605.45
Total Fund Balances	58,622,834.74	55,345,951.37	3,276,883.37

Total liabilities, deferred inflows of resources, and fund balances	70,384,103.35	66,851,472.90	3,532,630.45
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**Fund Balances include Nonspendable, Restricted, Committed, Assigned, and Unassigned balances.